

**GENERAL APPLICATION FORM**

Edited 9/25/18

Tax Schedule Number(s):

Project Name: Interquest Marketplace

Existing Zone: PUD

Acreage: 5.08

Site Address: 0 Federal Drive

Direction from  
Nearest Street  
Intersection: Northwest of Federal and Interquest

6220200037

**TYPE OF PLAN(S)** - Check all that apply. Note: MJ=Major Amendment; MN=Minor Amendment; MM=Minor Modification

- |   |   |
|---|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment  | <input type="checkbox"/> Property Boundary Adjustment   |
| <input type="checkbox"/> Administrative Relief  | <input type="checkbox"/> PUD Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                |
| <input type="checkbox"/> Amendment to Plat Restriction  | <input type="checkbox"/> PUD Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM            |
| <input type="checkbox"/> Annexation   | <input type="checkbox"/> PUD Zone Change  |
| <input type="checkbox"/> Building Permit to Unplatted Land  | <input type="checkbox"/> Street Name Change   |
| <input type="checkbox"/> Building Permit Prior to Platting  | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> Prelim <input type="radio"/> Prelim & Final <input checked="" type="radio"/> Final |
| <input type="checkbox"/> CMRS No. <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3   | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process  |
| <input type="checkbox"/> Concept Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                | <input type="checkbox"/> Use Variance <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                    |
| <input type="checkbox"/> Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM             | <input type="checkbox"/> Vacation of Plat   |
| <input type="checkbox"/> Coordinated Sign Plan (CSP)  | <input type="checkbox"/> Waiver of Replat   |
| <input type="checkbox"/> Development Agreement  | <input type="checkbox"/> Zone Change; Proposed Zone: _____  |
| <input checked="" type="checkbox"/> Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Front Yard Carports   |
| <input type="checkbox"/> Historic Preservation <input type="radio"/> Re-roof <input type="radio"/> Hearing Request  | <input type="checkbox"/> FBZ Development Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM            |
| <input type="checkbox"/> Landscape Plan <input type="radio"/> Preliminary <input type="radio"/> Final <input type="radio"/> Irrigation                    | <input type="checkbox"/> FBZ Conditional Use <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM             |
| <input type="checkbox"/> Master Plan <input type="radio"/> New <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                 | <input type="checkbox"/> FBZ Interim Use Plan   |
| <input type="checkbox"/> Nonuse Variance  | <input type="checkbox"/> FBZ Minor Improvement Plan   |
| <input type="checkbox"/> Preservation Easement Adjustment   | <input type="checkbox"/> FBZ Warrant  |

**PROPERTY OWNER AND/OR APPLICANT/CONSULTANT ACKNOWLEDGEMENT OF RESPONSIBILITIES:**

The signature(s) hereby certify that the statements made by myself and constituting part of this application are true and correct. I am fully aware that any misrepresentation of any information on this application may be grounds for denial of this application. I agree that if this request is approved, it is issued on the representations made in this submittal, and any approval or subsequently issued building permit(s) or other type of permit(s) may be revoked without notice if there is a breach of representations or conditions of approval. The applicant/owner by his or her signature understands and agrees that he or she is responsible for the completion of all on-site and off-site improvements as shown and approved on the final plan (including landscaping, paving, lighting, etc.) prior to receiving a Certificate of Occupancy.

3.18.2022

Signature of Property Owner

Date

3/18/2022

Signature of Consultant

Date

3.18.2022

Signature of Developer

Date

**APPLICANT CONTACT INFORMATION (please print or type)**

Property Owner: Interquest Marketplace No. 13 LLC

Contact Name: Bobby Ingels

E-Mail: bingels@norwood.dev

Phone: 7195932619

Developer: Norwood

Contact Name: Bobby Ingels

E-Mail:

Phone:

Consultant/Main Contact name: YOW Architects / Brad Nichols

Phone: 7194758133

Address: 115 S. Weber St. Suite 200

City: Colorado Springs

State: CO

Zip Code: 80903

E-Mail: bnichols@yowarch.com

**PLANNER AUTHORIZATION: (CITY USE ONLY)**☐ Checklists ☐ Distribution Form ☐ Project Blurb ☐ E-mail to Admin. Initial Review Level: ☐ AR ☐ CPC ☐ DRB ☐ HP

Payment \$ 5921.00

Assigned to:

Austin Cooper

Date: 3/25/2022

Receipt No.: 40864, 40878

City File No: AR PUD 22-00198



# DEVELOPMENT PLAN, CONDITIONAL USE AND USE VARIANCE SUBMITTAL CHECKLIST

**SUBMITTAL CHECKLIST:** This checklist is intended to assist in preparing a complete plan that will address all City development standards, requirements, and review criteria. The following information must be included with the plan submittal. If justified, the City may exempt any requirement. *The Land Use Review Division may require additional information in accordance with City Code section 7.5.202.B.*

Applicant	Planner
<input checked="" type="checkbox"/> <a href="#">General Development Application Form</a>	<input type="checkbox"/>
<input checked="" type="checkbox"/> 1 copy of a <b>Project Statement</b> containing the following information:	<input type="checkbox"/>
1. Description: Describe the project and/or land uses proposed;	
2. Justification: Justify the approval of the project and address the review criteria listed at the end of this checklist; &	
3. Issues: Explain how the issues identified during the pre-application process have been addressed or mitigated.	
<input checked="" type="checkbox"/> 1 copy of a <b>Development Plan</b> showing all "Plan Contents" below	<input type="checkbox"/>
<input type="checkbox"/> <a href="#">Mineral Estate Owner Notification Certification Affidavit</a> (Public Hearing Items ONLY)	<input type="checkbox"/>
<input checked="" type="checkbox"/> All plans, documents, and reports uploaded to <b>Dropbox folder</b> (Planner to send folder invite link through email)	<input type="checkbox"/>

**REPORTS & STUDIES:** (to be determined at the pre-application or LDTC meetings) *The reports and/or studies must be prepared by the appropriate qualified professional.*

<input type="checkbox"/> 2 copies of a <b>Geologic Hazard Study</b> (EDRD & LUR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> 2 copies of a <b>Drainage Study</b> (WRE)	<input type="checkbox"/>
<input type="checkbox"/> 2 copies of a <a href="#">Traffic Impact Analysis</a> (EDRD)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Submittal of the <a href="#">Hydraulic Grade Line (HGL) Request Form</a> to Colorado Springs Utilities (CSU)	<input type="checkbox"/>
Email completed form and map to <a href="mailto:waterplanning@csu.org">waterplanning@csu.org</a> or fax to 719-668-5651 prior to application submittal.	
<input checked="" type="checkbox"/> Submittal of the <a href="#">Wastewater Facilities Master Report</a> to Colorado Springs Utilities (CSU)	<input type="checkbox"/>
Email completed form and map to <a href="mailto:wwmasterplansubmit@csu.org">wwmasterplansubmit@csu.org</a> prior to application submittal.	

**PLAN CONTENTS:** All plans should be neat, clear, legible and drawn to a standard Engineer's scale. Inaccurate, incomplete, and poorly drawn plans may be rejected. Plans must not exceed 24 in. x 36 in. and should be folded no larger than 9 in. x 14 in. with the lower right-hand corner exposed.

Each **Plan Sheet** should show the following information:

<input checked="" type="checkbox"/> Development Plan name	<input type="checkbox"/>
<input checked="" type="checkbox"/> City File Number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sheet number (i.e. 1 of X, 2 of X, etc.)	<input type="checkbox"/>
<input checked="" type="checkbox"/> North arrow	<input type="checkbox"/>
<input checked="" type="checkbox"/> Scale, both written and graphic	<input type="checkbox"/>
<input checked="" type="checkbox"/> Space for City stamp in the bottom right corner	<input type="checkbox"/>

Provide the following information on the **Cover Sheet**:

<input checked="" type="checkbox"/> Vicinity Map	<input type="checkbox"/>
<input checked="" type="checkbox"/> Sheet Index Map (for multiple sheets)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Project name and description	<input type="checkbox"/>
<input checked="" type="checkbox"/> Owner, Developer, and Applicant name	<input type="checkbox"/>
<input checked="" type="checkbox"/> Date of preparation	<input type="checkbox"/>
<input checked="" type="checkbox"/> Total development plan area in acres or square feet	<input type="checkbox"/>
<input checked="" type="checkbox"/> Legal description	<input type="checkbox"/>

**PLAN CONTENTS:** *continued from previous page*

Applicant	Planner
<input checked="" type="checkbox"/> Site address, if known	<input type="checkbox"/>
<input checked="" type="checkbox"/> Tax Schedule Number	<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of master plan and City File Number (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Name of concept plan and City File Number (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> FEMA floodplain statement including community map number and date. Indicate whether the site is or is not located within a designated floodplain.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed land uses and buildings with respective footprint and gross square footage and/or acreage	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing any existing or proposed easements permitting the use of property by others	<input type="checkbox"/>
<input checked="" type="checkbox"/> Parking information: Indicate the City Code formula used for the total number of parking spaces, the number of compact spaces, and the number of handicapped spaces both required and provided.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Zone district and any applicable conditions of record with City Ordinance number	<input type="checkbox"/>
<input type="checkbox"/> Notes describing additional standards for specific uses (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Notes describing any approved variances which apply to the property, including City file number and approval date	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing the project's inclusion within a special district, improvement incorporation and/or its subjectivity to a development agreement (if applicable)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Notes describing the use, ownership and maintenance of common areas, tracts, no-build and/or preservation areas and easements (if applicable)	<input type="checkbox"/>
<input type="checkbox"/> Geologic Hazard Study disclosure statement (if applicable): "This property is subject to the findings summary and conclusions of a Geologic Hazard Report prepared by _____ dated _____, which identified the following specific geologic hazard on the property: _____. A copy of said report has been placed within file # _____ or within the subdivision file _____ of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO, if you would like to review said report."	<input type="checkbox"/>
<input type="checkbox"/> If within an airport overlay, the following note must be added: "An aviation easement effecting the subject property and development is therein established by the " <i>Subdivision Plat Name</i> " subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado."	<input type="checkbox"/>
<input checked="" type="checkbox"/> Approximate schedule of development	<input type="checkbox"/>
<input type="checkbox"/> <u>Public Facilities</u> - A note shall be placed on the site plan making reference to the public facilities requirements for the installation and construction and/or contributions.	<input type="checkbox"/>
<input type="checkbox"/> <u>PUD Projects</u> : indicated the City ordinance number and approved land use types, maximum building heights and the intensity or density of development.	<input type="checkbox"/>
<input type="checkbox"/> <u>Residential Projects</u> : indicate the potential housing types and the number of lots and/or units, maximum density range, minimum lot area and width, minimum front, side and rear setbacks, maximum building height, and maximum lot coverage. Indicate the average lot size for DFOZ overlay and small lot PUD projects.	<input type="checkbox"/>
<input checked="" type="checkbox"/> <u>Non-residential Projects</u> : Indicate the potential land use types and approximate site area and building use, floor area, minimum lot area and width, minimum front, side and rear setbacks, building height and percent of lot coverage. Indicate the total percent of site covered with both structures and impervious surfaces.	<input type="checkbox"/>

The following categories explain the **graphic components** required. The information may be shown on multiple sheets.

**LAND USE:**

<input type="checkbox"/> City boundaries (when the development plan area is adjacent to a city boundary)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Property boundaries and dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed lots and tract lines, with dimensions	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed land uses within the property boundaries. Include area, dimensions, and densities (if applicable).	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed zone district boundaries	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed public or private open space and common areas. Provide sizes and dimensions.	<input type="checkbox"/>

**PLAN CONTENTS:** *continued from previous page.*

Applicant	Planner
<input type="checkbox"/> Existing streams and other natural features as shown in the approved Land Suitability Analysis. Show preservation easements and/or protection areas.	<input type="checkbox"/>
<input type="checkbox"/> Existing historic sites and resources	<input type="checkbox"/>
<input checked="" type="checkbox"/> Existing and proposed topography at two-foot maximum contour intervals	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show existing and proposed easements, indicating dimensions, use and maintenance information	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and dimensions of building and landscape setbacks and buffers	<input type="checkbox"/>
<input checked="" type="checkbox"/> Subdivision name labels for all lots adjacent to the site	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the locations of any water quality features	<input type="checkbox"/>
<b><u>STREETS &amp; ALLEYS:</u></b>	
<input checked="" type="checkbox"/> Existing and proposed streets, intersections, street names, classifications with the exact location and widths of right-of-ways and pavement types, curb types and other street improvements	<input type="checkbox"/>
<input checked="" type="checkbox"/> Identify all streets as "public" or "private"	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show and label all access points to the property from adjacent streets and alleys	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show and label all speed line of sight visibility areas at all street intersections	<input type="checkbox"/>
<input checked="" type="checkbox"/> All existing and proposed medians, traffic islands, traffic control devices, and roundabouts. Provide dimensions and size and identify maintenance responsibilities	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show all existing and proposed acceleration and deceleration lanes, including dimensions, length and width	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show any existing or proposed encroachments into the public right-of-way that require a <a href="#">Revocable Permit</a>	<input type="checkbox"/>
<input type="checkbox"/> Provide typical cross-sections for all proposed streets and alleys	<input type="checkbox"/>
<b><u>SIDEWALKS &amp; TRAILS:</u></b>	
<input checked="" type="checkbox"/> Show all existing and proposed locations, dimensions and surface materials of all sidewalks, trail and bicycle pathways. Note the condition of these facilities.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show pedestrian ramps at all pedestrian crossings, at all intersections with reference made to City standard type	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show any and all sidewalks connecting building entries to exterior and public sidewalks	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show and label existing and proposed public improvement easements for sidewalks and pedestrian ramps outside of dedicated right-of-way areas	<input type="checkbox"/>
<input checked="" type="checkbox"/> For detached sidewalks, show the distance from the back of curb to the edge of sidewalk	<input type="checkbox"/>
<input checked="" type="checkbox"/> If applicable, show the size and location and provide a detail of bicycle storage/parking racks	<input type="checkbox"/>
<b><u>INTERNAL TRAFFIC CIRCULATION, DRIVEWAYS, AISLES, &amp; FIRE LANES:</u></b>	
<input checked="" type="checkbox"/> Provide location, grade, dimensions and pavement material for all access travel-ways including driveways, drive aisles, fire lanes, curb cuts, and intersections. Call out City standard details if within City right-of-way or easements.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show and label any access easements, existing or proposed	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the location and dimensions of all loading and maneuvering areas and stacking lanes. Provide pavement type, as well.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Identify location and type of any curbs and/or sides of roadways and extents thereof to be marked as fire lane(s)	<input type="checkbox"/>
<input checked="" type="checkbox"/> For residential projects, indicate the minimum length of driveways from garage door to property line and to back of sidewalk	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show any noise mitigation methods (i.e. sound barrier walls, etc.), if applicable	<input type="checkbox"/>
<b><u>PARKING LOTS, AREAS, &amp; SPACES:</u></b>	
<input checked="" type="checkbox"/> Location and dimensions of parking lots/areas and drive aisles. Indicate pavement material.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and number of all regular, compact, and handicapped spaces and access aisles.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide a typical or detail with dimensions of typical regular and compact parking spaces types	<input type="checkbox"/>

Applicant	Planner
<input checked="" type="checkbox"/> Provide a detail with dimensions of typical handicap parking spaces, side aisles, ramp design and location, and signage	<input type="checkbox"/>
<input checked="" type="checkbox"/> Indicate the type of curbs and provide details for the perimeter enclosure for parking areas and landscape islands	<input type="checkbox"/>

**ADA SITE ACCESSIBILITY:**

<input checked="" type="checkbox"/> Provide ADA accessible route from public right-of-way with clear identification of the corridor <b>(Note: 60% of all public entrances must meet the ADA Standards 206.4.1)</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide ADA accessible parking stalls (location and quantity with adjacent aisles and signage. Include clear identification of ADA route from stalls to designated ADA building entry)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide ADA accessible ramps along all ADA accessible corridors	<input type="checkbox"/>

Provide ADA Design Professional Standards notes on plan, per below:

<input checked="" type="checkbox"/> The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.	<input type="checkbox"/>
--	--------------------------

**BUILDINGS & STRUCTURES:**

<input checked="" type="checkbox"/> Indicate the use for all buildings	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the exact location, dimensions, footprint, size and height of buildings	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the exact distance to the closest property line(s)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location and type for all freestanding and low-profile signs	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location, type, materials, size and height with detailed exhibits for all fences, retaining walls and sound barrier walls	<input type="checkbox"/>
<input checked="" type="checkbox"/> Location, type, materials, size and height with detailed exhibit for all trash enclosures	<input type="checkbox"/>

**BUILDING ELEVATION DRAWINGS:**

<input checked="" type="checkbox"/> Show all sides of the building, indicating height, scale, design, materials, and colors. <i>Note: The purpose for reviewing building elevations during development plan review is to ensure compatibility between the proposed structures and the surrounding properties. It is understood that the proposed building design will evolve and may not be finalized until time of building permit. At that time, the City will review the elevations for substantial compliance. Major changes may be considered administratively.</i>	<input type="checkbox"/>
--	--------------------------

**SITE LIGHTING:**

<input checked="" type="checkbox"/> Location of all site exterior light fixtures including freestanding and those attached to a building if known (if attached to a building, show also on the elevation drawings)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Indicate the type of light (e.g. metal halide)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Ensure all lighting is full cut-off and provide a detail of each light with mounting or pole height details, wattage and lumens of each fixture	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show the type and location of existing and proposed street-lights, if this information is available	<input type="checkbox"/>
<input checked="" type="checkbox"/> A photometric plan may be required for certain uses that are adjacent to other less intensive uses, uses that are often extensively lit, such as gas canopies, convenience food stores, and auto sales. This plan will be required on a case by case basis, and the planner will notify the applicant as early in the process as possible	<input type="checkbox"/>
<input type="checkbox"/> If no exterior lights are proposed, then a note shall be added to specifically state that no site lighting will be provided for the project	<input type="checkbox"/>

**PHASING PLAN:**

<input checked="" type="checkbox"/> Phase area boundaries and sequence	<input type="checkbox"/>
<input checked="" type="checkbox"/> Provide phase timing and sequencing information for the construction of the project and the construction and installation of public utilities, facilities, and site improvements for each phase area.	<input type="checkbox"/>
<input checked="" type="checkbox"/> Show barriers at edges of each phase to prevent vehicles from entering and parking on unpaved areas (if applicable)	<input type="checkbox"/>

## **ADDITIONAL PLAN COMPONENTS:**

<u>Applicant</u>	<u>Planner</u>
<input checked="" type="checkbox"/> <b>Preliminary Grading Plan</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b>Preliminary Utility and Public Facility Plan</b>	<input type="checkbox"/>
<input checked="" type="checkbox"/> <b>Preliminary</b> or <b>Final Landscape Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Coordinated Sign Plan (CSP)</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Hillside</b> or <b>Streamside Compliance Plan</b>	<input type="checkbox"/>
<input type="checkbox"/> <b>Land Suitability Analysis</b>	<input type="checkbox"/>

## **DEVELOPMENT PLAN REVIEW CRITERIA:**

The City will review the development plan using the following criteria. A development plan shall be approved when the plan complies with all of the requirements of the zone district in which it is located, is consistent with the intent and purpose of the Zoning Code and is compatible with the land uses surrounding the site.

1. Will the project design be harmonious with the surrounding land uses and neighborhood?
2. Will the proposed land uses be compatible with the surrounding neighborhood? Will the proposed development overburden the capacities of existing streets, utilities, parks, schools and other public facilities?
3. Will the structures be located to minimize the impact of their use and bulk on adjacent properties?
4. Will landscaping, berms, fences and/or walls be provided to buffer the site from undesirable views, noise, lighting or other off-site negative influences and to buffer adjacent properties from the negative influences that may be created by the proposed development?
5. Will vehicular access from the project to the streets outside the project be combined, limited, located, designed and controlled to channel traffic to and from such areas conveniently and safely and in such a manner which minimizes traffic friction, noise and pollution and promotes free traffic flow without excessive interruption?
6. Will all the streets and drives provide logical, safe and convenient vehicular access to the facilities within the project?
7. Will streets and drives within the project area be connected to streets outside the project area in such a way that discourages their use by through traffic?
8. Will adequately sized parking areas be located throughout the project to provide safe and convenient access to specific facilities?
9. Will safe and convenient provision for the access and movement of handicapped persons and parking of vehicles for the handicapped be accommodated in the project design?
10. Will the design of streets, drives and parking areas within the project result in a minimum of area devoted to asphalt?
11. Will pedestrian walkways be functionally separated from vehicular traffic and landscaped to accomplish this? Will pedestrian walkways be designed and located in combination with other easements that are not used by motor vehicles?
12. Does the design encourage the preservation of significant natural features such as healthy vegetation, drainage channels, steep slopes and rock outcroppings? Are these significant natural features incorporated into the project design?

## **CONDITIONAL USE REVIEW CRITERIA**

The Planning Commission may approve and/or modify a conditional use application in whole or in part, with or without conditions, only if all three (3) of the following findings are made:

- A. Surrounding Neighborhood: That the value and qualities of the neighborhood surrounding the conditional use are not substantially injured.
- B. Intent of Zoning Code: That the conditional use is consistent with the intent and purpose of this Zoning Code to promote public health, safety and general welfare.
- C. Comprehensive Plan: That the conditional use is consistent with the Comprehensive Plan of the City.

## **USE VARIANCE REVIEW CRITERIA**

The following criteria must be met in order for a Use Variance to be granted:

1. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to the property or class of uses in the same zone so that a denial of the petition would result in undue property loss; and
2. That such variance is necessary for the preservation and enjoyment of a property right of the petitioner; and also,
3. That such variance will not be detrimental to the public welfare or convenience nor injurious to the property or improvements of other owners of property.



# Y|O|W ARCHITECTS

115 S Weber St., Ste 200 | COS | CO  
(719) 475-8133 | [www.yowarch.com](http://www.yowarch.com)

March 22, 2022

**Austin Cooper** (he, him, his)

Planner II South Team  
Land Use Review Division  
City Administration Building  
30 S. Nevada Ave., Suite 705  
Colorado Springs, CO 80903  
Office: (719) 385-2226

---

## **Marketplace at Interquest Filing No. 26 Lots 1 and 2**

***Development Plan, Final Plat (TSN: 6220200037)***

---

This submittal is for approval of a Development Plan and Final Plat for the property. The site is zoned PUD (Planned Unit Development). The 2.88 acre (125,235 sf) site, TSN # 6220200037 is located Northwest of Federal and Rampart hills View to the east of the existing Scheels store. The legal description shall be Lots 1 and 2 Marketplace at Interquest Filing No. 26.

We respectfully request approval of a Development Plan that shows two buildings on the site, one shall be a 13,873 sf multi-tenant retail building, and the second shall be a standalone restaurant of approximately 6,725 sf. The standalone restaurant shall be built as a second phase to the project. We have looked into the remainder of the site to the north and how that site connects to New Life Dr.; the grade separation shall require a retaining wall along the eastern side of the site. We are providing parking spaces at a ratio of 1 space per 200 square feet. This gives us a total of 111 required spaces when accounting for patio spaces. We are providing 182 spaces to account for both buildings. This project is harmonious with adjacent land uses and will serve community with more potential retail destinations. This project is a good addition for the Interquest Marketplace development. Vehicular circulation encourages safe travel around and within the site. Landscaping provided will screen vehicular parking lots and will enhance the pedestrian walk along Rampart Hills View and Federal Dr. Movement of handicapped persons is safe and convenient throughout the site with the use of sidewalks and ramps. Pedestrian circulation is designed to create safe and pleasurable movement through the site.

We are requesting a Final Plat along with this application to create these two lots for development to the east of the existing Scheels store. We are only requesting the two lots at this time however the whole development has been taken into account so that these lots are harmonious with the later developments to the north and the existing developments to the west.

Should you require any additional information, please contact me at 719.475.8133.

Respectfully yours,



Brad Nichols, Planning Associate  
YOW Architects PC



FINAL LANDSCAPE PLAN CHECKLIST

All submitted plans shall contain the following information; however, the completed checklist does not need to be submitted with the application, but is used as part of Staff plan review.

PROJECT NAME & CITY FILE #: Marketplace at Interquest Filing No. 26

APPLICANT		PLANNER
<input checked="" type="checkbox"/>	1. <b>Certification of Professional Qualifications</b> (Appendix I) <i>This establishes the project Designer of Record, and who is to perform the Landscape Inspection.</i>	
<input checked="" type="checkbox"/>	2. <b>Soil Analysis Report</b> from an established soil analysis laboratory (by treatment type) provided	
<input checked="" type="checkbox"/>	3. Accurate soil preparation and amendments notes, per the soil analysis recommendations	
<input checked="" type="checkbox"/>	4. <b>Schematic Landscape Diagram</b> (on the plan) (Ref. Appendix E)	
<input checked="" type="checkbox"/>	5. <b>Site Category Calculation Chart</b> with requirements and how they are met (Appendix F)	
<input checked="" type="checkbox"/>	6. <b>Plant Schedule</b> (Per Policy 312, Appendix G) with Percentage of Signature Plants listed All plant material will be called out with the key abbreviation and quantity All trees will include the Category (abbreviation) they satisfy, as reflected in the chart.	
<input checked="" type="checkbox"/>	7. <b>Planting Details</b> (Appendix H: Tree, shrub, perennial, and groundcover, Revised 2006)	
<input checked="" type="checkbox"/>	8. Sheet Base Information: Vicinity Map, North Arrow, bar scale, Sheet Match Lines	
<input checked="" type="checkbox"/>	9. Label Landscape Setbacks and Dimension Property Lines on the Landscape Plan	
<input checked="" type="checkbox"/>	10. Zoning Information: Existing and Proposed Zoning of the site and surrounding properties	
<input checked="" type="checkbox"/>	11. <b>Streets and Right of Way</b> (existing and proposed): Names, Classification, R.O.W. changes <b>Show speed lines of site for each intersection and access point</b> (Ref. City Traffic Manual)	
<input checked="" type="checkbox"/>	12. <b>Irrigation Notes:</b> Types of equipment and method(s) to be used to irrigate the site.	
N/A	13. Delineation of Streamside Buffers, 100 year Floodplain, and non tidal wetlands, as applicable.	
N/A	14. Show existing major vegetation to be retained and to be removed, by size and species. Provide protection methods (with details) to be used. Show new locations of transplanted materials. In Hillside and Streamside, provide existing elevations of plants to be retained.	
N/A	15. Show and label all <i>other</i> structures. Show and label all landscape light types.	
<input checked="" type="checkbox"/>	16. Parking: Show covered & uncovered stalls, loading and fueling areas, and vehicular drives	
<input checked="" type="checkbox"/>	17. Private pedestrian walks and pedestrian-oriented areas. Label adjacent (PR&CS) Public Trails.	
<input checked="" type="checkbox"/>	18. Show Retaining walls with spot elevations, screening walls and fences (with type, ht, & material)	
<input checked="" type="checkbox"/>	19. Proposed plants shown within ranges of <u>mature width</u>	
<input checked="" type="checkbox"/>	20. Identify all ground plane treatments (plants, paving, mulches by type and depth	
<input checked="" type="checkbox"/>	21. Plants not required by Code may be labeled as "Extra" and excluded from Financial Assurances	
<input checked="" type="checkbox"/>	22. Identify non-living materials; boulders, sculptures, etc	
N/A	23. Show and identify existing natural features to remain, i.e. rock outcrops, ponds, lakes and streams	



## LANDSCAPE PLAN CHECKLIST (continued)

<u>APPLICANT</u>		<u>PLANNER</u>
<u>✓</u>	24. Accurately represent water quality facilities (location and type); include maintenance access	_____
<u>✓</u>	25. Berms and slopes: Show proposed contours, and slope percentage, and slope protection	_____
<u>✓</u>	26. Swales: Show proposed contours	_____
<u>N/A</u>	27. Reclamation and erosion control area labeled	_____
<u>✓</u>	28. Locations of existing and proposed utilities and utility easements	_____
<u>N/A</u>	29. Overhead power lines clearly labeled	_____
<u>✓</u>	30. Buffers & Screens (7.4.323): Provide vegetative screen for all <u>refuse collection areas</u> from adjacent streets and properties  Screen of loading and utility service areas, vehicle repair bays and vehicle fueling areas from adjacent streets and properties (vegetative or structural, 7.4.323)  A detailed design of screening structures	_____ _____ _____
_____	31. Submit a written <b>Request for Alternative Compliance</b> , as applicable (Appendix L)	_____

# Appendix I: Certification of Professional Qualifications

(To be submitted in conformance with Policies 312, 313 and 314)

I, Daniel Bradley Nichols, hereby certify that I am qualified to prepare the type plan(s) indicated below based on the qualifications (denoted as "Yes") circled and verified below.

Note: Only one qualification (circled Yes) is needed to prepare a specific type of plan.

## PROFESSIONAL QUALIFICATION POSSESSED:

## TYPE PLAN QUALIFIED TO PREPARE:

	Landscape Plan*	Landscape Grading Plan*	Irrigation Plan**
1. Licensed Landscape Architect	Yes	Yes	Yes
2. Full Member of American Society of Landscape Architects (ASLA)	Yes	Yes	Yes
3. Bachelor or higher degree in Landscape Architecture or Landscape Design	Yes	Yes	No
4. Associate Member (except Student Associate) of ASLA or bachelor or higher degree in Horticulture	Yes	No	No
5. Registered Professional Engineer	No	Yes	Yes
6. Licensed Architect	No	Yes	No
7. Bachelor or higher degree in Agricultural Engineering	No	No	Yes
8. Bachelor or higher degree in Civil Engineering	No	Yes	No
9. Certified Irrigation Designer certified by The Irrigation Association	No	No	Yes
10. City Recognized Qualified Designer – Landscape	<u>Yes</u>	No	No
11. City Recognized Qualified Designer – Irrigation	No	No	Yes

## REQUIRED VERIFICATION INFORMATION:

For ☐ Licensed Landscape Architect, ☐ Architect, or ☐ Registered Professional Engineer, check and indicate:

State \_\_\_\_\_, License or Registration No. \_\_\_\_\_

State Agency Phone No. for verification (\_\_\_\_) \_\_\_\_\_

For ☐ Full or ☐ Associate (except Student Associate) Member of American Society of Landscape Architects at (202) 898-2444, check one.

For ☐ Bachelor or higher degree in ☐ Landscape Architecture, ☐ Landscape Design, ☐ Horticulture, ☐ Agricultural Engineering, or ☐ Civil Engineering, check and indicate:

Degree \_\_\_\_\_ Year \_\_\_\_\_, School \_\_\_\_\_

Registrar Phone No. (\_\_\_\_) \_\_\_\_\_

For ☐ Certified Irrigation Designer certified by The Irrigation Association at (703) 573-3551, check and indicate year of certification \_\_\_\_\_

Signature: Daniel B. Nichols Date: 5-11-2021 Phone No. ( 719 ) 475-8133



# PRE-APPLICATION MEETING SUMMARY

Area: South Date: 1/24/22

Pre-Application No.: 11375058

Applicant(s) Present: \_\_\_\_\_

Lot Size: TBD

Site Location: Federak Dr, part of the Marketplace at Interquest sub

TSN: 6220200037

Project Description: 12,000 sqft retail building

Zone: PUD

**APPLICATION(S) REQUIRED:** ☐ No application to the Planning Department required

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> 2020 Land Use Map Amendment  | <input type="checkbox"/> Development Agreement (PUD Zone)   | <input type="checkbox"/> Street Name Change   |
| <input type="checkbox"/> Administrative Relief  | <input checked="" type="checkbox"/> Development Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input checked="" type="checkbox"/> Subdivision Plat <input type="radio"/> PP <input checked="" type="radio"/> FP <input type="radio"/> PFP |
| <input type="checkbox"/> Amendment to Plat Restriction  | <input type="checkbox"/> Historic Preservation Board  | <input type="checkbox"/> Subdivision Waiver <input type="radio"/> Design <input type="radio"/> Process                                      |
| <input type="checkbox"/> Annexation   | <input type="checkbox"/> Master Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                 | <input type="checkbox"/> Use Variance <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM                            |
| <input type="checkbox"/> Building Permit to Unplatted Land  | <input type="checkbox"/> Minor Improvement Plan   | <input type="checkbox"/> Vacation of Plat   |
| <input type="checkbox"/> CMRS No. <input type="checkbox"/>  | <input type="checkbox"/> Nonuse Variance / Warrant  | <input type="checkbox"/> Vacation of Public Right-of-Way  |
| <input type="checkbox"/> Concept Plan <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM    | <input type="checkbox"/> Preservation Easement Adjustment   | <input type="checkbox"/> Waiver of Replat   |
| <input type="checkbox"/> Conditional Use <input type="radio"/> MJ <input type="radio"/> MN <input type="radio"/> MM | <input type="checkbox"/> Property Boundary Adjustment   | <input type="checkbox"/> Zone Change  |

Visit the Land Use Review Division website at [www.coloradosprings.gov/planninginfo](http://www.coloradosprings.gov/planninginfo) for application forms and checklists

MJ = Major Amendment, MN = Minor Amendment, and MM = Minor Modification

## NEIGHBORHOOD ORGANIZATION:

Neighborhood Association/Contact: \_\_\_\_\_ ☐ Neighborhood Meeting

## PUBLIC NOTIFICATION REQUIREMENTS:

Note: Applicant will be required to pay for postage at time of poster pick-up.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Pre-Application Stage    | <input checked="" type="checkbox"/> Internal Review Stage | <input type="checkbox"/> Public Hearing Stage                 |
| <input checked="" type="checkbox"/> Postcard      | <input checked="" type="checkbox"/> Poster                | <input checked="" type="checkbox"/> No Public Notice Required |
| Buffer Distance: <input type="checkbox"/> 150 ft. | <input type="checkbox"/> 500 ft.                          | <input checked="" type="checkbox"/> 1,000 ft.                 |
| <input type="checkbox"/> Custom distance: _____   |   |   |

## ADDITIONAL STUDIES/MATERIALS TO BE SUBMITTED WITH APPLICATION:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Geo-Hazard Report    | <input type="checkbox"/> Traffic Impact Analysis           | <input checked="" type="checkbox"/> Drainage Report |
| Contact: _____                                | Contact: _____   | Contact: <u>Jonathan Scherer, 719-385-5546</u>      |
| <input type="checkbox"/> Hydraulic Grade Line | <input type="checkbox"/> Wastewater Master Facility Report | <input type="checkbox"/> Land Suitability Analysis  |
| <input type="checkbox"/> Elevation Drawings   | <input type="checkbox"/> Mineral Estate Owner Notification | <input type="checkbox"/> Other: _____               |

**LDTC MEETING:** ☐ Yes ☒ No

**Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

**COMMENTS:** (This is a preliminary listing of issues and attention items; additional issues will likely surface as the application proceeds through the review process):

- If development is consistent with approved Concept plan, we will not require a concept plan amendment.
- Fee estimate is given based on 1 acre of development. If there is more than 1 acre to be developed, fee will increase.
- Contact [Austin.Cooper@coloradosprings.gov](mailto:Austin.Cooper@coloradosprings.gov) when ready to submit for dropbox link.
- Landscaping and parking design will need to be consistent with approved PUD guidelines and approved concept plan.

NOTE: The above information is intended to assist in the preparation of an application. This sheet is not a complete list of submittal requirements. Refer to the Zoning and Subdivision Ordinances and the appropriate application checklists for further information and details.

This form and the information contained herein is valid for 6 months.

Fee Estimate: \$5,753 for Development Plan and Final Plat

Number of Plans: \_\_\_\_\_

## Austin Cooper

Planner II  
Land Use Review  
Planning & Community Development

30 S. Nevada Avenue, Suite 701 Phone: (719) 385-2226  
P.O. Box 1575, MC 715 Fax: (719) 385-5167  
Colorado Springs, CO 80901-1575 [austin.cooper@coloradosprings.gov](mailto:austin.cooper@coloradosprings.gov)

**PLANNING & DEVELOPMENT DEPARTMENT**  
**Project Notification Information**

---

Date: April 1, 2022

Planner: Austin Cooper

Planner email: [Austin.Cooper@coloradosprings.gov](mailto:Austin.Cooper@coloradosprings.gov)

Planner phone number: (719) 385-2226

Applicant Email: [bnichols@yowarch.com](mailto:bnichols@yowarch.com)

Applicant Name: Brad Nichols

TSN: 6220200037

Site Address (to be used on postcard): Northeast of Federal Dr and Rampart Hill View

**PROJECT:**

<input type="checkbox"/>	Pre-application Notice	<input checked="" type="checkbox"/>	Standard Notification
<input type="checkbox"/>	Pre-application Neighborhood Meeting Notice	<input type="checkbox"/>	Standard with Neighborhood Meeting Notice
<input type="checkbox"/>	No notice	<input type="checkbox"/>	Poster only

**PUBLIC NOTICE:**

☐ 150 feet   ☐ 500 feet   ☒ 1,000 feet   ☐ Modified (attach modified buffer)   ☐ No public notice

**PROJECT BLURB**

*Provide a project blurb for each application type, adjust language as needed. Note code sections where applicable for variances.*

**PUD Development Plan**

Request by Interquest Marketplace No. 9, LLC, with representation by YOW Architects, for approval of a development plan. If approved the proposed application would allow for a new multi-tenant retail building and standalone restaurant. The property is zoned PUD (Planned Unit Development), is 2.88 acres in size, and located northeast of Federal Dr and Rampart Hill View.

**Final Plat – Marketplace at Interquest Fil #26**

Request by Interquest Marketplace No. 9, LLC, with representation by YOW Architects, for approval of a final subdivision plat for the Marketplace at Interquest Filing #26. If approved the proposed application would allow for the platting of 2.88 acres of land into 2 lots for a restaurant and multitenant retail building. The property is zoned PUD (Planned Unit Development), is 2.88 acres in size, and is located northeast of Federal Dr and Rampart Hill View

**POSTCARD**

*Include 3-5 highlighted points to best describe the project.*

- This project proposes a new commercial multi-tenant retail building and standalone restaurant.
- The development plan is consistent with the approved PUD.
- The Final Plat would create 2 lots, one for the retail building and one for the restaurant.

**POSTER**

*Fill out applicable information below:*

*What type of project is proposed? (large bold letters on poster, approx. 35 characters):*

New Development Plan and Final Plat

[Type text]

Subtext (below bold letters, file number or additional information approx. 55 characters):

Project would create a retail building and standalone restaurant



## Planning and Development Distribution Form

### PUD Development Plan

**Directions:** Planners select at least one check box under each section to determine the application distribution.

Planner Intake Date: 4/1/2022

Admin Receive Date: [ 4/2/22 ]

**Project Name:** Marketplace at Interquest Fil # 26

**1. PUBLIC NOTICE:** (see Project Blurb to establish noticing parameters)

**2. Date buckslip comments are due** (21 calendar days after submittal): 4/22/2022

**3. HOA:** (N/A)

#### 4. STANDARD DISTRIBUTION:

☒ Include all standard distribution recipients shown below (either check here or individually check boxes below)

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
3	<input type="checkbox"/> CONO	<a href="mailto:landusenotice@cscono.org">landusenotice@cscono.org</a>
85	<input type="checkbox"/> Utilities Development Services	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
9	<input type="checkbox"/> Fire Department	<a href="mailto:CSFDDevelopmentSMB@coloradosprings.gov">CSFDDevelopmentSMB@coloradosprings.gov</a>
24	<input type="checkbox"/> SWENT / EDRD	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
21	<input type="checkbox"/> Michelle Ontiveros, CSPD	<a href="mailto:Michelle.Ontiveros@coloradosprings.gov">Michelle.Ontiveros@coloradosprings.gov</a>
17	<input type="checkbox"/> Cory Sharp, Land Surveyor	<a href="mailto:Cory.Sharp@coloradosprings.gov">Cory.Sharp@coloradosprings.gov</a>
19	<input type="checkbox"/> Century Link	<a href="mailto:Patti.Moore@CenturyLink.com">Patti.Moore@CenturyLink.com</a> <a href="mailto:Bea.Romero@centurylink.com">Bea.Romero@centurylink.com</a> <a href="mailto:Melissa.Spencer@CenturyLink.com">Melissa.Spencer@CenturyLink.com</a>
77	<input type="checkbox"/> CSU Customer Contract Administration	<a href="mailto:Buckslips@csu.org">Buckslips@csu.org</a>
11	<input type="checkbox"/> IT GIS	<a href="mailto:Bootsy.Jones@coloradosprings.gov">Bootsy.Jones@coloradosprings.gov</a>
13	<input type="checkbox"/> Parks & Recreation	<a href="mailto:Britt.Haley@coloradosprings.gov">Britt.Haley@coloradosprings.gov</a> <a href="mailto:Constance.Schmeisser@coloradosprings.gov">Constance.Schmeisser@coloradosprings.gov</a> <a href="mailto:Emily.Duncan@coloradosprings.gov">Emily.Duncan@coloradosprings.gov</a>
23	<input type="checkbox"/> Enumerations	<a href="mailto:addressing@pprbd.org">addressing@pprbd.org</a>
29	<input type="checkbox"/> Flood Plain	<a href="mailto:Keith@pprbd.org">Keith@pprbd.org</a>

98	<input type="checkbox"/> USPS	<a href="mailto:Elaine.f.kelly@usps.gov">Elaine.f.kelly@usps.gov</a> <a href="mailto:Oreta.j.minnard@usps.gov">Oreta.j.minnard@usps.gov</a>
45	<input type="checkbox"/> Zaker Alazzeah, Traffic – School Safety	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
65	<input type="checkbox"/> Zaker Alazzeah, Traffic Eng (MC 460)	<a href="mailto:development.review@coloradosprings.gov">development.review@coloradosprings.gov</a>
48	<input type="checkbox"/> Street Division	<a href="mailto:Corey.Rivera@coloradosprings.gov">Corey.Rivera@coloradosprings.gov</a> <a href="mailto:Cole.Platt@coloradosprings.gov">Cole.Platt@coloradosprings.gov</a> <a href="mailto:Michael.Hensley@coloradosprings.gov">Michael.Hensley@coloradosprings.gov</a>
60	<input type="checkbox"/> Transit	<a href="mailto:Roger.Austin@coloradosprings.gov">Roger.Austin@coloradosprings.gov</a>
25	<input type="checkbox"/> County Health Department	<a href="mailto:catherinemcgarvy@elpasoco.com">catherinemcgarvy@elpasoco.com</a>
88	<input type="checkbox"/> Parking Enterprise	<a href="mailto:Scott.Lee@coloradosprings.gov">Scott.Lee@coloradosprings.gov</a>
92	<input type="checkbox"/> Forestry	<a href="mailto:Jeff.Cooper@coloradosprings.gov">Jeff.Cooper@coloradosprings.gov</a> <a href="mailto:Alison.Munroe@coloradosprings.gov">Alison.Munroe@coloradosprings.gov</a>
30	<input type="checkbox"/> Comcast	<a href="mailto:Jason.Jacobsen@comcast.com">Jason.Jacobsen@comcast.com</a> <a href="mailto:Justins.Fejeran@comcast.com">Justins.Fejeran@comcast.com</a> <a href="mailto:WSTMWR.MDSUBMISSIONS@comcast.com">WSTMWR.MDSUBMISSIONS@comcast.com</a>
65	<input type="checkbox"/> Kate Brady, Bike Planning, Traffic Engineering	<a href="mailto:Kate.Brady@coloradosprings.gov">Kate.Brady@coloradosprings.gov</a> <b>This is for CP / DP/ CU</b>
56	<input type="checkbox"/> PlanCOS	<a href="mailto:PlanCOS@coloradosprings.gov">PlanCOS@coloradosprings.gov</a>

#### 5. LANDSCAPE PLAN:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
35	<input type="checkbox"/> Preliminary LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request
82	<input checked="" type="checkbox"/> Final LS	<a href="mailto:Daniel.Gould@coloradosprings.gov">Daniel.Gould@coloradosprings.gov</a> Checklist, professional qualifications, alternative compliance request

#### 6. SCHOOL DISTRICT:

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
36	<input type="checkbox"/> School District # 2	<a href="mailto:Ischroder@hsd2.org">Ischroder@hsd2.org</a> <a href="mailto:sbecker@hsd2.org">sbecker@hsd2.org</a>

68	<input type="checkbox"/> School District # 3	<a href="mailto:gishd@wsd3.org">gishd@wsd3.org</a>
37	<input type="checkbox"/> School District # 11	<a href="mailto:TERRY.SEAMAN@d11.org">TERRY.SEAMAN@d11.org</a>
38	<input type="checkbox"/> School District # 12	<a href="mailto:dpeak@cmsd12.org">dpeak@cmsd12.org</a>
39	<input type="checkbox"/> School District # 20	<a href="mailto:tom.gregory@asd20.org">tom.gregory@asd20.org</a>
69	<input type="checkbox"/> School District # 22	<a href="mailto:chrismith@esd22.org">chrismith@esd22.org</a>
41	<input type="checkbox"/> School District # 49	<a href="mailto:mandrews@d49.org">mandrews@d49.org</a>

## 7. MILITARY INSTALLATION (if within a 2 mile buffer):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
84	<input type="checkbox"/> Fort Carson	<a href="mailto:john.j.sanders71.civ@mail.mil">john.j.sanders71.civ@mail.mil</a> <a href="mailto:Thomas.j.wiersma.civ@mail.mil">Thomas.j.wiersma.civ@mail.mil</a>
46	<input type="checkbox"/> NORAD	<a href="mailto:Michael.kozak.2@us.af.mil">Michael.kozak.2@us.af.mil</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a> <a href="mailto:kim.van_treadway@us.af.mil">kim.van_treadway@us.af.mil</a>
26	<input checked="" type="checkbox"/> USAFA	<a href="mailto:corine.weiss@us.af.mil">corine.weiss@us.af.mil</a> <a href="mailto:craig.johnson.35.ctr@us.af.mil">craig.johnson.35.ctr@us.af.mil</a> <a href="mailto:steven.westbay.ctr@us.af.mil">steven.westbay.ctr@us.af.mil</a> <a href="mailto:elizabeth.dukes.3.ctr@us.af.mil">elizabeth.dukes.3.ctr@us.af.mil</a> <a href="mailto:10CES.CENP.USAFDEVREVIEWGRP@us.af.mil">10CES.CENP.USAFDEVREVIEWGRP@us.af.mil</a>
75	<input type="checkbox"/> Peterson	<a href="#">PAEK, AYOKA B GS-12 USSF AFSPC 21</a> <a href="mailto:CES/CENB &lt;ayoka.paek@spaceforce.mil&gt;">CES/CENB &lt;ayoka.paek@spaceforce.mil&gt;</a> <a href="#">POPERT, PAUL E GS-11 USSF SPOC 21</a> <a href="mailto:CES/CENB &lt;paul.poppert@spaceforce.mil&gt;">CES/CENB &lt;paul.poppert@spaceforce.mil&gt;</a> <a href="mailto:21CES.CENB.BaseDevelopment@us.af.mil">21CES.CENB.BaseDevelopment@us.af.mil</a>

## 8. OPTIONAL DISTRIBUTION (Depending on Location of Site):

ID#	Division Name	Email/Distribution Notes
	<input type="checkbox"/> None	
59	<input type="checkbox"/> StratusIQ – AKA Falcon Broadband	<a href="mailto:jlandis@stratusiq.com">jlandis@stratusiq.com</a> <a href="mailto:tking@stratusiq.com">tking@stratusiq.com</a> <a href="mailto:cotrin@stratusiq.com">cotrin@stratusiq.com</a> <b><u>BLR &amp; Flying Horse (ONLY)</u></b>

54	<input type="checkbox"/> Budget/Finance – Fiscal Impact Analysis	<a href="mailto:budget@coloradosprings.gov">budget@coloradosprings.gov</a> <b>For Major MP Amendments</b>
27	<input type="checkbox"/> CDOT (adjacent to CDOT ROW)	<a href="mailto:valerie.vigil@state.co.us">valerie.vigil@state.co.us</a>
34	<input type="checkbox"/> Colorado Geological Survey	<a href="mailto:cgs_lur@mines.edu">cgs_lur@mines.edu</a>
33	<input type="checkbox"/> SECWCD, Garrett Markus	<a href="mailto:garrett@secwcd.com">garrett@secwcd.com</a>
18	<input type="checkbox"/> Streamside Area Overlay	<a href="mailto:Tasha.Brackin@coloradosprings.gov">Tasha.Brackin@coloradosprings.gov</a>
15	<input type="checkbox"/> Hillside Overlay	<a href="mailto:Kerri.Schott@coloradosprings.gov">Kerri.Schott@coloradosprings.gov</a>
42	<input type="checkbox"/> Historic Preservation Area Overlay	<a href="mailto:Daniel.Sexton@coloradosprings.gov">Daniel.Sexton@coloradosprings.gov</a>
44	<input type="checkbox"/> Development Review Enterprise	<a href="mailto:Kurt.Schmitt@coloradosprings.gov">Kurt.Schmitt@coloradosprings.gov</a> Coordinated Sign Plans to Kurt if Submitted
20	<input type="checkbox"/> Airport	<a href="mailto:Kandrews@coloradosprings.gov">Kandrews@coloradosprings.gov</a> <a href="mailto:Patrick.Bowman@coloradosprings.gov">Patrick.Bowman@coloradosprings.gov</a>
63	<input type="checkbox"/> El Paso County Dev. Services Division	<a href="mailto:NinaRuiz@elpasoco.com">NinaRuiz@elpasoco.com</a> Review of Plans within ½ mile of a County/City Border
43	<input type="checkbox"/> Wescott Fire District (adjacent only)	<a href="mailto:admin@wescottfire.org">admin@wescottfire.org</a>
5	<input type="checkbox"/> Metro District	Metro District Email
71	<input type="checkbox"/> Falcon Fire Protection District	<a href="mailto:tharwig@falconfirepd.org">tharwig@falconfirepd.org</a>
72	<input type="checkbox"/> Black Forest Fire Protection District	<a href="mailto:chief@bffire.org">chief@bffire.org</a>
81	<input type="checkbox"/> Broadmoor Fire Protection District	<a href="mailto:chief@broadmoorfire.com">chief@broadmoorfire.com</a> <a href="mailto:noalsperran@gmail.com">noalsperran@gmail.com</a>
80	<input type="checkbox"/> CSURA – Urban Renewal	<a href="mailto:Jariah.Walker@coloradosprings.gov">Jariah.Walker@coloradosprings.gov</a>
9	<input type="checkbox"/> Fire Prevention, Jessica Mitchell	<a href="mailto:Jessica.Mitchell@coloradosprings.gov">Jessica.Mitchell@coloradosprings.gov</a> If DP, CP is accompanying an Annexation
31	<input type="checkbox"/> Housing and Community Development, Steve Posey	<a href="mailto:Steve.Posey@coloradosprings.gov">Steve.Posey@coloradosprings.gov</a> Review of plans for all affordable housing proposals AND new proposals that would displace existing low income residents.
53	<input type="checkbox"/> UCCS Review – North Nevada Overlay zone	<a href="mailto:mwood@uccs.edu">mwood@uccs.edu</a>
49	<input type="checkbox"/> Bob Cope & Sherry Hoffman, Shawna Lippert – Economic Development	<a href="mailto:Bob.Cope@coloradosprings.gov">Bob.Cope@coloradosprings.gov</a> <a href="mailto:Sherry.Hoffman@coloradosprings.gov">Sherry.Hoffman@coloradosprings.gov</a> <a href="mailto:Shawana.Lippert@coloradosprings.gov">Shawana.Lippert@coloradosprings.gov</a>
	<input type="checkbox"/> Mike Killebrew – ADA – Downtown Area	<a href="mailto:Michael.Killebrew@coloradosprings.gov">Michael.Killebrew@coloradosprings.gov</a>

**9. LAND USE REVIEW:**

***Hard Copy Full sized plans***

<input type="checkbox"/>	<input checked="" type="checkbox"/> Planner	Traffic Report, Drainage Report, Geo-Hazard Report
--------------------------	---	--

**Special notes or instructions:**